

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 30, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:09 a.m. Chairperson Schultz adjourned the meeting at 2:55 pm.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia- not present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold- not present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- not Present
Mary Wright, Planning Department – present
Betsy McCullough, Planning Department –present
Gary Halbert, Development Services-present
Mike Westlake, Development Services -present
Doug Humphreys, City Attorney- present
Sabrina Curtin, Recorder-present

ITEM 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

None

ITEM 2: **REQUESTS FOR CONTINUANCE:**

Sherri Lightner request for Item No. 7 be continued. It was determined that the item will be heard. Items No. 9,11,16,19, were continued and Item # 15 was withdrawn

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

Items No. 10 was placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**

Gary Halbert spoke of the Stella and Fox Canyon projects that were presented to City Council.

ITEM -5: **COMMISSION COMMENT:**

Commissioner Chase announced Earth Day on April 23, 2006.
Chairperson Schultz spoke of the in lieu fee being addressed at council.

ITEM 6: **APPROVAL OF THE MINUTES FOR FEBRUARY 23, 2006**

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO APPROVE THE MINUTES FOR FEBRUARY 23, 2006. Second by Commissioner Otsuji Passed by a 5 -0 vote with Commissioners Garcia and Griswold not present.

ITEM 7 *Continued from January 12, 2006:*

***BUSINESS IMPROVEMENT DISTRICT PUBLIC RIGHT-OF-WAY PROGRAM**

Vena Lewis presented Report No. PC-06-027 to the Planning Commission.

Speaker slips submitted in favor by Scott Kessler, Richard Stegner, Christina Kish, Steve Otto, Ruth Harrison, Denny Knox, Tiffany Shever, Richard Kurylo, Bill Hellmann, Ben Nicholls, Matthew Hervey, Chris Gomez, Deborah Marengo, Gwen Pierce, Gustavo LaBra, Jim Schneider, and Jude Thomas.

Speaker slips submitted in opposition by Sherri Lightner, Elizabeth Bacon, Theresa Quiroz, Jim Varnadore, Mazda Mehrnaz and Vernon Westenburger.

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-027 TO THE PLANNING COMMISSION WITH THE EXCEPTION OF CITY HEIGHTS AND LA JOLLA BE CONTINUED FOR ONE MONTH; ALLOWING TIME FOR THE COMMUNITY PLANNING AREAS AND PDO'S TO COME BACK WITH THERE RECOMMENDATIONS. Second by Commissioner Chase. Passed by a 5-0 vote with Commissioners Garcia and Griswold not present. Resolution No. 3981 -PC.

ITEM 8: *Continued from March 2 & March 16 , 2006:*

***4215 45TH STREET - PROJECT NO. 81533**

Was heard out of order.

Jeff Peterson presented Report No. PC-06-049 to the Planning Commission.

Speaker slips submitted in favor by James Hickman and Robert Bateman.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-049 TO THE PLANNING COMMISSION WITH ADDITIONAL HOLLYWOOD DRIVEWAY (2FT WIDE); TREILS RUNNING THE LENGTH OF THE SIDEWALK, AT THE ENTRANCE OF THE PROPERTY.

ALSO, REQUEST THE APPLICANT TO AGREE TO TH FOLLOWING CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Steele. Passed by a 5-0 with Commissioners

Garcia and Griswold not present. Resolution No. 3982-PC.

ITEM 9: Continued from March 2, 2006:

4361 IDAHO – PROJECT NO. 65180

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO CONTINUE TO APRIL 13, 2006. Second by Commissioner Ontai Passed by a 5-0 vote with Commissioners Garcia and Griswold not present.

ITEM 10: Continued from March 2, 2006:

441041st TENTATIVE MAP - PROJECT NO. 72860

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-086 Second by Commissioner Chase. Passed by a 5-0 vote with Commissioners Garcia and Griswold not present. Resolution No. 3983-PC.

ITEM 11: ***MIRAMAR TRUNK SEWER - PROJECT NO.33120**

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO CONTINUE TO APRIL 6, 2006, TO ALLOW THE CITY ATTORNY'S OFFICE MORE TIME TO REVIEW. Second by Commissioner Chase. Passed by a 5 -0 vote with Commissioners Griswold and Garcia not present.

ITEM 12: **4657 OREGON STREET TENTATIVE MAP– PROJECT NO. 78882**

Michelle Sokolowski gave a brief update on the project since it was last presented to the Planning Commission.

Speaker slip submitted in favor by Terry Moore.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-076 TO THE PLANNING COMMISSION.

ALSO, REQUEST THE APPLICANT TO AGREE TO THE FOLLOWING CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Ontai Passed by a 4-1 with Commissioner Steele voting nay, Commissioners Garcia, and Griswold not present. Resolution No. 3984-PC.

ITEM 13: ***VISTA DIEGO - PROJECT NO. 59986**

Jeff Peterson presented Report No. PC-06-066 to the Planning Commission.

Speaker slips submitted in favor by Margo Miller, Alex Sachs, Ian Epley, and Astrid Cybulskis.

Speaker slip submitted in opposition by Christopher Scelfo, Dan Harrigan, Lina Hsieh, Claire Slemmer, Joe Rino, Jesse Fadid, Jason Braden, Tom Littell, James Mellos, Edward Mitchell, and Connie Callier.

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO RECOMMEND APPROVAL TO THE CITY COUNCIL AS OUTLINED IN REPORT NO. PC-06-066.

Second by Commissioner Ontai. Passed by a 40 with Commissioner Steele recusing, Commissioners Garcia, and Griswold not present.

Resolution No. 3985-PC

Planning Commission adjourned for lunch from 12:22 to 1:35.

ITEM 14: **MESA COMMONS II – EXPEDITE PROJECT NO. 82698**

Mike Westlake presented Report No. PC-06-083 to the Planning Commission for Dan Stricker.

Speaker slip submitted in favor by Christina Kish, Tom Carter, and Reese Jarrett

Speakers slips submitted in opposition by Brian Johnson.

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO RECOMMEND APPROVAL TO THE CITY COUNCIL AS OUTLINED IN REPORT NO. PC-06-083 TO THE PLANNING COMMISSION WITH ADDITIONAL RECOMMENDATION:

BE MORE AGGRESSIVE WITH THE SUBSTANABLITY ISSUES, SUCH AS:

ENERGY SUBSTANABLITY; MORE ENERGY CONSERVATION WITH THE BUILDING ELEMENTS (WATERHEATERS, INSULATION, WINDOWS, ETC.) AND RECYCLEABLE BUILDING MATERIALS/CONSTRUCTION DEBRIS.
LANDSCAPING SUBSTANABLITY: PLANT MATERIAL AND BIO-SWALES.

Second by Otsuji. Passed by a 4-1 vote with Commissioner Chase, voting nay and Commissioners Garcia and Griswold not present. Resolution No. 3986-PC.

ITEM 15: **36TH STREET CONDO MAP – PROJECT NO. 50781**

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO HAVE THE ITEM WITHDRAWN, AS REQUESTED BY STAFF. Second by Chase. Passed by a 5-0 vote with Commissioners Garcia and Griswold not present.

ITEM 16: **4469 OHIO STREET – PROJECT NO. 73427**

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO HAVE THE ITEM CONTINUED TO MAY 18, 2006, AS REQUESTED BY STAFF. Second by Chase. Passed by a 5-0 vote with Commissioners Garcia and Griswold not present.

ITEM 17: **1394 ORO VISTA TENTATIVE MAP – PROJECT NO. 88457**

Will Zounes presented Report No. PC-06-098 to the Planning Commission .

Speaker slip submitted in favor by Ian Gill and Debra DePratti Gardner.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-098 TO THE PLANNING COMMISSION. ALSO, REQUEST THE APPLICANT TO AGREE TO THE FOLLOWING CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Steele. Passed by a 4-1 with Chairperson Schultz voting nay, Commissioners Garcia, and Griswold not present. Resolution No. 3987-PC.

ITEM 18: **2711 MANOS TENTATIVE MAP – PROJECT NO. 80233**

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO CONTINUE TO APRIL 13, 2006. Second by Otsuji. Passed by a 5-0 vote with Commissioners Garcia and Griswold not present.

ITEM 19: **TELES TENTATIVE MAP – PROJECT NO. 69896**

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO CONTINUE TO MAY 11, 2006.

Second by Chase. Passed by a 5-0 vote with Commissioners Garcia and Griswold not present.

ITEM 20: **4219 35th STREET TENTATIVE MAP – PROJECT NO. 74598**

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO CONTINUE TO APRIL 20, 2006.

Second by Ontai. Passed by a 5 0 vote with Commissioners Garcia and Griswold not present.

ITEM 21: **4458 LOUISIANA TENTATIVE MAP – PROJECT NO. 81717**

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO CONTINUE TO APRIL 13, 2006.

Second by Ontai. Passed by a 5 0 vote with Commissioners Garcia and Griswold not present.

Chairperson Schultz adjourned the Planning Commission meeting at 2:55 pm.